

WHAT IS CLAIMED IS:

1. A system for conducting a business transaction, comprising:
a medium which stores information relating to transfer of a partial present interest in real property; and
a processor which manages said information relating to the partial interest in real property.
2. The system of claim 1, wherein the processor computes a value of the partial property interest in the real property.
3. The system of claim 2, wherein the processor computes a value of the partial property interest on a periodic basis.
4. The system of claim 3, wherein the processor generates a valuation report for review by an investor who received the partial property interest, said report indicating the value of the partial property interest.
5. The system of claim 4, wherein the valuation report includes a fee charged by a management company for managing the partial property interest.

6. The system of claim 1, wherein the processor computes a management fee for managing the partial property interest.

7. The system of claim 1, wherein the processor computes a commission charged by a facilitator relating to transfer of the partial property interest.

8. The system of claim 1, wherein the processor manages information relating to recordation of a deed related to the partial property interest transfer.

9. The system of claim 1, further comprising:
a modem, wherein the processor establishes a connection to a website of a title searching company through a network using the modem.

10. The system of claim 1, further comprising:
a modem, wherein the processor establishes a connection to a website of a property appraiser through a network using the modem.

11. The system of claim 1, further comprising:
providing a website which includes information indicating how investors may participate in a program for purchasing partial property interests.

12. The system of claim 11, further comprising:
receiving information from an investor through the website; and
pre-approving or denying eligibility of the investor to participate in the program.
13. The system of claim 11, wherein the website identifies specific properties available for partial equity transfer under the program.
14. The system of claim 11, wherein the processor manages a partial property interest (PPI) fund which bundles the partial interest in the real property with at least one other partial property interest.
15. The system of claim 14, wherein the processor computes a value of the PPI fund, said value including a sum of a value of the partial interest in the real property and the value of said at least one other partial property interest.
16. The system of claim 14, wherein the processor computes the value of the PPI fund on a periodic basis.
17. The system of claim 15, wherein the processor generates a valuation report indicating the computed value of the PPI fund for review by an investor.

18. The system of claim 14, wherein the processor computes a management fee for computing the value of the PPI fund.

19. The system of claim 14, wherein the processor manages a transfer of the PPI fund from a first investor to a second investor.

20. The system of claim 19, wherein the processor computes a commission for transferring the PPI fund to the second investor.

21. A website, comprising:
a network address; and
information indicating how an investor may participate in a purchase of a partial interest in real property.

22. The website of claim 21, further comprising:
a listing of real property available for partial interest transfer.

23. The website of claim 21, further comprising:
information indicative of an account of the investor indicating a value of the partial property interest.

24. The website of claim 23, wherein the account information is password protected.

25. The website of claim 21, further comprising:
information indicating a value of a PPI fund.

26. The website of claim 25, further comprising:
information indicating values of recent PPI fund trades.

27. A system for selling a partial equity interest in an owner-occupied residential real estate property comprising:

a data handler for inputting and outputting real estate property transaction related information;

a data storage unit for storing information arising from the real estate property transaction and documenting information relating to the transaction; and

a data processor for processing the real estate transaction related information including application information, documentation checking and allowing for extraction and transfer of funds from a sale of the partial equity interest in the real estate property and wherein the partial equity interest is a concurrent estate in property possessed by two or more holders of respective equity interests.

28. The system of claim 27, wherein any property interests of the two or more holders of the partial equity interest are documented and noted on a deed corresponding to the real estate property.